

Sagner, van and Harris, Solicitors
Howard A. Rubenstein & Mitchell Stevan, Solicitors
Tower Building, Baltimore, Maryland 21202

TRUSTEES' SALE

2— PRIME EXTREMELY WELL LOCATED
DEVELOPMENT PARCELS
COMPRISING 206 ACRES, MORE OR LESS
FRONTING ON THE NORTH AND SOUTHBOUND
LANES OF INTERSTATE ROUTE 70 S
WITH FRONTAGE ALSO ON ROUTES 340,
ROUTE 40, and BALLENGER CREEK PIKE
PARCEL A: CONTAINING 115 ACRES, MORE OR LESS,
ZONED R-4, R-3 AND R-2.
PARCEL B: CONTAINING 91 ACRES, MORE OR LESS,
ZONED M-1 AND B-3.
WATER, SEWER, AND ELECTRICITY AVAILABLE
(PROPERTY FORMERLY KNOWN AS
THE KING FARM)
CITY OF FREDERICK, FREDERICK COUNTY, MARYLAND
SALE TO BE HELD
MAIN DOOR — COURT HOUSE
FREDERICK, MARYLAND

THURSDAY, SEPTEMBER 21, 1978

AT 2:00 O'CLOCK P.M.

By Virtue of a Decree of the Circuit Court of Frederick County, in Equity, passed in the matter of Howard A. Rubenstein and Mitchell Stevan, Trustees VS. Lenox Land Corporation, Equity Number 28,257, the undersigned Trustees will sell at Public Auction as follows:

All that fee simple parcel of ground situate and lying in Frederick City, Frederick County, Maryland and described as follows:

BEGINNING for the same at a stone found set in the ground at the end of the second line of the land conveyed by J. Otis King to Carlton T. King, et al, by deed dated August 1, 1952, and recorded among the Land Records of Frederick County in Liber No. 504, Folio 577, thence as now surveyed by D. K. Sutcliffe & Assoc., Surveyors and Engineers, with North reference to the Maryland State coordinate system grid North, and running and binding reversely on the outlines of said land the following six courses and distances: South 2° 59' 13" West 1266.97 feet to a stone found set in the ground; North 77° 35' 33" West 2041.42 feet to a point on the center line of Ballenger Creek Pike also known as Maryland Route 78, thence running and binding on said center line the following four courses and distances, North 15° 02' 14" East 175.97 feet to a point on said center line, North 9° 01' 39" East 1328.76 feet to a point on said center line, North 9° 17' 49" East 1147.05 feet to a point on said center line, North 9° 05' 49" East 354.39 feet to a point on said center line, thence leaving said center line, South 80° 54' 11" East 18 feet to a point on the right of way line as shown on Maryland State Roads Commission Plat No. 12503, thence running and binding on said right of way line and on right of way line of through highway the following nine courses and distances as shown on said plat of the Maryland State Roads Commission and also as shown on the following Maryland State Roads Commission Plat Nos. 12501, 12497, 11710, 11709: North 9° 11' 33" East 983.88 feet to a point on said right of way line, North 38° 17' 41" East 100.34 feet to a point on said right of way line, North 63° 42' 34" East 100.00 feet to a point on said right of way line, North 65° 09' 36" East 118.69 feet to a point of curve on said right of way line, thence running and binding by line curving to the right for a distance of 263.90 feet with a radius of 359.45 feet, which arc is subtended by a chord bearing North 84° 44' 32" East 258.01 feet to a point of tangent on said right of way line, South 74° 13' 31" East 477.36 feet to a point of curve on said right of way line, thence running and binding by a line curving to the right for a length of 352.83 feet with a radius of 586.62 feet which arc is subtended by a chord bearing South 56° 59' 41" East 347.53 feet to a point of tangent on said right of way line, South 36° 46' 46" East 96.24 feet to a point on said right of way line, South 39° 45' 51" East 313.48 feet to a point on said right of way line, thence running and binding on the outlines of a tract of land conveyed by Virginia Bagby to Marilyn Himes Riviere by deed dated April 25, 1961 and recorded among the Land Records of Frederick County in Liber No. 653, folio 52 for the following two courses and distances, South 20° 58' 47" East 493.71 feet to an iron tee bar with Registered Land Surveyors Cap No. 2046 now set in the ground, South 67° 48' 59" East 338.05 feet to a point on said right of way line of through highway as shown on Maryland State Roads Commission Plat No. 11709, thence running and binding on the right of way line of through highway as shown on Maryland State Roads Commission Plat No. 11709 and also on Plat No. 11708, 11707, 11706 the following seven courses and

dist. s, South 39° 45' 51" East 220.77 feet to a point on said right of way line, South 40° 45' 59" East 62.45 feet to a point of curve on said right of way line, thence by a line curving to the right for a distance of 603.79 feet with a radius of 1095.92 feet which arc is subtended by a chord bearing South 20° 32' 51" East 596.18 feet to a point of compound curve on said right of way line, thence by a line curving to the left for a distance of 981.68 feet with a radius of 661.72 feet which arc is subtended by a chord bearing South 47° 10' 15" East 895.47 feet to a point tangent on said right of way line, South 89° 45' 51" East 104.03 feet to a point of curve on said right of way line, thence by a line curving to the right for a distance of 1400.55 feet with a radius of 17088.73 feet which arc is subtended by a chord bearing South 32° 21' 44" East 1400.16 feet to a point of tangent on said right of way line, South 35° 00' 51" East 243.23 feet to a point on said right of way line, thence leaving said right of way line, and running and binding on the land conveyed by the Maryland State Roads Commission and the Board of Public Works of Maryland to Carlton T. King, et al by deed dated September 8, 1958 and recorded among the Land Records of Frederick County in Liber 605, folio 213, North 77° 22' 31" West 2835.70 feet to the point of beginning; containing 254.5 acres.

BEING the same land conveyed by Catherine A. Thomas et al to Joel Kline and wife, Ilene Kline by Confirmatory Deed dated December 5, 1964 and recorded among the Land Records of Frederick County, Maryland in Liber 714 at Folio 672.

SAVING AND EXCEPTING THEREFROM all that portion thereof condemned by the State Roads Commission of Maryland in Law No. 4932 in the Circuit Court for Frederick County, Maryland consisting of 48.23 acres, more or less, lying between the lines marked "Right of Way Line" as shown on Plats Nos. 34917 through 34920, which is being taken in fee simple, 0.14 acres, more or less, as shown on Plats Nos. 34917 through 34920, for perpetual easement for drainage facilities.

THIS PROPERTY IS DIVIDED BY INTERSTATE ROUTE 70S. THE SOUTH PARCEL (PARCEL A) COMPRISES 115 ACRES, MORE OR LESS, AND HAS ACCESS FROM BALLENGER CREEK PIKE (MD. ROUTE 180), AND ALSO FRONTS ON ROUTE 70S, AND ROUTE 40. THE NORTH PARCEL (PARCEL B) COMPRISES 91 ACRES, MORE OR LESS, HAS ACCESS FROM BALLENGER CREEK PIKE (MD. ROUTE 180) AND ALSO FRONTS ON ROUTE 70S, U.S. ROUTE 340, AND ROUTE 40.

IMPROVEMENTS: The property is improved by a substantially built colonial home, tenant homes, barns, silo, dairy house, garages, and assorted other outbuildings.

UTILITIES: From information received from Donald Kunkowski, Department of Public Works Frederick County, (301-663-8300), the sewer line is approximately 3000 feet from the property, and water may be obtained from the Frederick City water system. Buyers are invited to confirm this information with the department of public works.

ZONING AND PLATS: A plat is available at the offices of the auctioneers showing the existing zoning lines of the property. More information may be obtained from Mr. Mark Horak, Zoning Officer, Frederick, Maryland (301-662-5161).

MANNER OF SALE: Each parcel will be offered individually and the bid reserved. Then both parcels will be offered as an entirety, and sold in the manner producing the greater amount.

TERMS OF SALE: A cash deposit or certified check of \$75,000.00 on each parcel at time of sale, (if sold individually), or a cash deposit or certified check of \$150,000.00 if sold as entirety as time and place of sale. Balances to be paid in cash within 90 days following final ratification of sale by the Circuit Court of Frederick County, in Equity. Interest to be charged on the unpaid purchase money at the rate of 8% from day of sale to date of settlement. All adjustments as of date of sale. The property will be sold subject to any easements, agreements, restrictions or covenants affecting same, if any. Cost of all documentary stamps and transfer taxes to be paid by the purchaser.

NOTE: THIS PROPERTY IS LOCATED APPROXIMATELY 47 MILES FROM BALTIMORE, 40 MILES FROM WASHINGTON, 28 MILES FROM LEESBURG, VA., AND 24 MILES FROM HAGERSTOWN IN THE RAPIDLY GROWING BALTIMORE-WASHINGTON CORRIDOR. A SHOPPING CENTER, PROSPECT PLAZA APARTMENTS, AND A HOWARD JOHNSON ARE OPPOSITE THE SITE. For any other information, contact the office of the auctioneers.

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